

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On February 10, 2014 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on February 10, 2014 in the State Office Building.

Members Present: Edwin S. Greenberg, Chairman
Bennett Millstein, Vice Chairman
Bruce Josephy, Secretary
Mark A. Norman
Pasquale A. Pepe
John P. Valengavich

Staff Present: Brian A. Dillon, Director
Mary Goodhouse, Real Estate Examiner

Chairman Greenberg called the meeting to order.

Mr. Josephy moved and Mr. Norman seconded a motion to enter into Open Session. The motion passed unanimously.

OPEN SESSION

ACCEPTANCE OF MINUTES OF FEBRUARY 3, 2014. Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of February 3, 2014. The motion passed unanimously.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE- NEW BUSINESS

Mr. Josephy moved and Mr. Norman seconded a motion to go out of Open Session into Executive Session. The motion passed unanimously.

EXECUTIVE SESSION

PRB # 14-021 **Transaction/Contract Type:** New Lease
Origin/Client: DAS/ BEST

Statutory Disclosure Exemptions: 4b-23(e), 1-200(6)(D) & 1-210(b)(24)

The Board commenced discussion of the proposed lease at 9:31 a.m. and concluded at 9:54 a.m.

Mr. Josephy moved and Mr. Norman seconded a motion to go out of Executive Session into Open Session. The motion passed unanimously.

OPEN SESSION

PRB # 14-026 **Transaction/Contract Type:** RE / Lease Amendment
Origin/Client: DOL/DOL

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Property: 645 South Main Street, Middletown, CT
Lessor: 635-651 South Main Street, LLC
Project Purpose: Lease Amendment for the Department of Labor
Item Purpose: Lease Amendment to allow the lessee to pre-pay any portion or all of the tenant improvement costs which are currently amortized over the term of the lease.

Staff reported that the Department of Labor (“DOL”) has been at this Middletown location since 1998. In 2012 a new 10-year lease expanded the premises from 15,000 nulf to 16,200 nulf (PRB #12-210), at which time DOL agreed to reimburse the Lessor for tenant improvements amortized over 10 years at the rate of 6%. The current proposal is a First Amendment to the 2012 lease agreement which will allow DOL to prepay the tenant improvements. According to the file information, the total amount of the tenant improvements to be paid by DOL is \$599,137.58. DOL may prepay the outstanding balance, or make a partial payment to be applied against the outstanding principle.

Staff recommended Board approval of the item. According to the amortization schedule provided, over the 10 year life of the \$599,137.58 loan, DOL would have paid \$199,061.08 in interest. Prepayment in full or in part will reduce the interest obligation over the term of the lease. If a partial payment is made, the amortization schedule will be recalculated to reflect the reduction in principle and the months remaining in the lease term at the time of the payment.

The First Amendment was approved by Secretary Barnes 1/23/14. The Lessor has provided a certification regarding adherence to nondiscrimination practices as defined by §4a-60(a)(1) and §4a-60a(a)(1); a consulting agreement affidavit under §4a-81(b)(1); and certification showing no unlawful campaign contributions.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

PRB# 14-020 **Transaction/Contract Type:** AE / Contract Amendment
Project Number: BI-Q-660-2 **Origin/Client:** DCS/MD
Contract: BI-Q-660-2-ARC Contract Amendment #1
Consultant: Fletcher-Thompson, Inc.
Properties: Camp Niantic, Niantic and Enfield Armory, Enfield
Project Purpose: Camp Niantic and Enfield Armory Improvement Projects
Item Purpose: Contract Amendment #1 to compensate the consultant for additional services required to complete the development of design documents as well as construction administration services for infrastructure and site improvements at Camp Niantic as well as building and site renovations at the Enfield Armory.

Staff reported that, in general, these projects involve the required architectural and engineering design services to implement the Connecticut National Guard (CTARNG) Facility Vision 2020 Program. The program consists of approximately thirty identified projects throughout the State that are scheduled to be initiated between 2012 and 2020. The projects under the Vision 2020 Program will include but not be limited to repairs, alterations and new construction projects at CTARNG facilities. The outline of these contracts shall be similar to the standard On-Call Format whereas the contract shall be valid for a period of 10-years and the consultant shall be eligible for fees up to \$10,000,000 under each contract. The

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federal government has limited the construction costs of each individual project to a maximum of \$5,000,000 on any specific project. Exhibit A requires that each new project be added to the contract via an Amendment or Commission Letter. Any increase in fees or amendments to the contract services shall be subject to the review and approval of the Board.

In March 2012 the Department of Construction Services (“DCS”) issued a Request for Qualifications (RFQ) for Architect and Consultant Teams related to the CTARNG Facility Vision 2020 Projects. DCS elicited fourteen (14) responses to the advertisement of which one was considered “un-responsive”. After completion of the internal review process; DCS interviewed four firms with a goal of selecting two firms. The State Selection Panel consisted of 5 members and interviewed each firm for evaluation purposes based upon an established weighted ranking system. At the conclusion of the process DCS identified Ames & Whitaker Architects, P.C. (“AWA”) and Fletcher-Thompson, Inc. (“FTI”) as the most qualified firms.

This submittal includes the fourth and eighth projects; The Camp Niantic Infrastructure Phase I Project and The Enfield Armory Renovation Project. The scope of the Camp Niantic project includes design and CA services for four specific project components which are as follows: 1.) Traffic Study and Road Resurfacing Project 2.) Utility Duct Bank Installation 3.) Emergency Generator Installation 4.) Existing Septic System Upgrades. The total design fee and construction budgets have been established at \$203,000 and \$2,004,000 respectively. The scope of work for this project includes \$30,800 in special services for the completion of a pre-design infrastructure study.

The scope of the Enfield Armory project includes design and CA services for four specific project components which are as follows: 1.) GOV and POV Parking Lot Improvement Project; 2.) New Organizational Storage Building Project; 3.) Kitchen Renovation Project; 4.) Shower & Latrine Renovation Project. The total design fee and construction budgets have been established at \$374,100 and \$3,183,400 respectively. The scope of work for this project includes \$95,330 in special services for the completion of a pre-design study, survey work, geotechnical engineering and a hazardous materials assessment survey.

This contract amendment is for Architect and Consultant Design Services for CTARNG Facility Vision 2020 Projects at The Camp Niantic Infrastructure Phase I Project and The Enfield Armory Renovation Project. The total compensation rate for this project is \$577,100. The overall contract can be segregated with basic services and special services accounting for \$450,970 and \$191,130 respectively. The combined construction budget for both projects is \$5,187,400.

Staff recommended that SPRB approve this contract amendment as all the required documents have been submitted by DCS.

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #14-020 – Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #14-020. The motion passed unanimously.

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PRB FILE #14-021 – Mr. Norman moved and Mr. Millstein seconded a motion to suspend PRB File #14-021, pending receipt of additional information concerning the proposed lease agreement. The motion passed unanimously.

PRB FILE #14-026 – Mr. Pepe moved and Mr. Valengavich seconded a motion to approve PRB File #14-026. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____
Bruce Josephy, Secretary